



Farriers Close, Epsom

The **PERSONAL** Agent

# £260,000

## Leasehold

- Bright First Floor Apartment
- Quiet location
- Spacious lounge/dining room
- Communal gardens
- Separate kitchen
- Gas Central Heating
- Allocated parking space
- Further visitors parking
- Short walk to town & station
- Popular residential area

The Personal Agent are pleased to present to the market this bright and well positioned apartment enjoying a highly convenient location coupled with a fantastic position being tucked away in a quiet cul-de-sac.

This well presented first floor flat warrants immediate inspection to fully appreciate its bright and light rooms, use of the communal gardens, double glazing, gas central heating and allocated parking with further visitors spaces.

Farriers Close provides the perfect balance for someone seeking a highly convenient location blended with a quiet and tucked away position. The property is within a short walk of local amenities and with Epsom town centre and railway station approximately 0.65 of a mile away and just 0.75 of a mile from the zone 6 Ewell West station, a better positioned property for commuting and the practical aspects of day to day life would be a struggle to find.



The property benefits from a really well proportioned living/dining room with a square bay window, a separate modern white kitchen, a spacious contemporary bathroom and built in storage cupboard.

The bay provides a great space for working from home and the Juliette balcony in the living room has double doors overlooking the communal gardens. There is an abundance of storage with cupboards and access to a partly boarded loft space.

The property is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym, and other sports facilities. Epsom is a popular commuter town, located to the

south west of London and offers a good mix of state and independent schools for all age groups. Also close by are parks and Epsom Downs, the home of The Derby, which are great for walking and running. There are good rail links to London with direct trains to Waterloo, Victoria and London Bridge stations from Epsom station.

Tenure - Leasehold  
Length of lease (years remaining) - 962  
Annual ground rent amount (£) - 50.00  
Annual service charge amount (£) - 998.00  
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

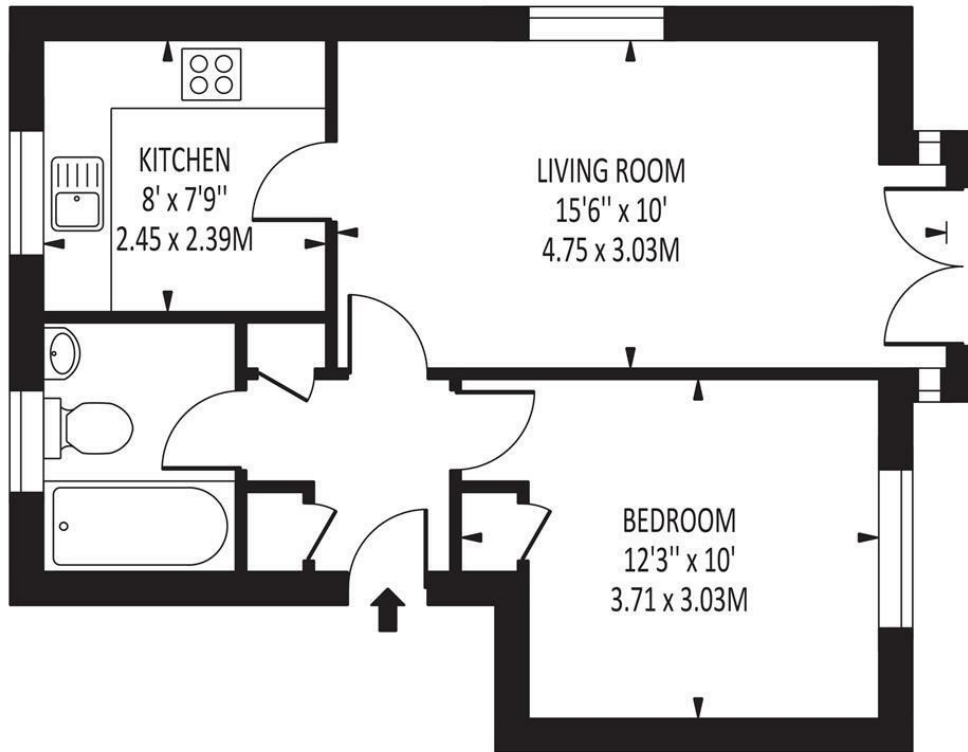






### Farriers Close

Total Area: 429 SQ FT • 39.89 SQ M



| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>70</b> | <b>73</b>               |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

